

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	PICARIELLO DAVID			
Owner 2:	LYNN KATHERINE C			
Owner 3:				
Street 1:	100 PLEASANT ST #11			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	RODRIGUEZ-ORELLANA MANUEL & -		
Owner 2:	PIZZARO-FIGUEROA MARIA -		
Street 1:	100 PLEASANT ST #11		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Wood Shingle Exterior and 755 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

365,700

365,700

365,700



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	136150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
7/26/2018	Measured	DGM	D Mann
6/18/2015	Permit Insp	PC	PHIL C
8/24/2005	Fieldrev-Chg	BR	B Rossignol

Sign:
VERIFICATION OF VISIT NOT DATA
__ / __ / __

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	365,700			365,700		136150
							GIS Ref
							GIS Ref
Total Card	0.000	365,700			365,700	Entered Lot Size	
Total Parcel	0.000	365,700			365,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		484.37	/Parcel: 484.37	Land Unit Type:	Insp Date
							07/26/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	102	FV	365,700	0	.		365,700		Year end	12/23/2021	PRINT		
2021	102	FV	355,700	0	.		355,700		Year End Roll	12/10/2020		Date	Time
2020	102	FV	350,700	0	.		350,700	350,700	Year End Roll	12/18/2019		12/30/21	09:07:46
2019	102	FV	357,700	0	.		357,700	357,700	Year End Roll	1/3/2019	LAST REV		
2018	102	FV	317,600	0	.		317,600	317,600	Year End Roll	12/20/2017		Date	Time
2017	102	FV	290,500	0	.		290,500	290,500	Year End Roll	1/3/2017		01/28/21	11:29:52
2016	102	FV	290,500	0	.		290,500	290,500	Year End	1/4/2016			
2015	102	FV	269,200	0	.		269,200	269,200	Year End Roll	12/11/2014		mmcmakin	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	17.000000000
Name:	13 - 6026

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	s: 3		BR	s: 1		Bath	s: 1		HB	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	411.709
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449322
Depreciation:	83574
Depreciated Total:	365748

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N Total Yard Items: Total Special Features: Total:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	755	411.710	310,840
Net Sketched Area:		755	Total:	310,840
Size Ad	755 Gross Area		755 FinArea	755

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

